Real Estate Community of Practice

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U.S. Army Corps
of Engineers
Directorate of Military Programs

Objective

- Mission
- DoD Executive Agent
- Unique Contingency Capabilities
- Special Programs
- CoP & Sub-CoPs
- People, Process, Communication

Real Estate Mission

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Real Estate is an *integral part* of the *USACE team*, providing *first-class Real Estate services* with a *world-class* team of professionals.

Acquire Real Property

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- **Land**
  - Fee (training lands, dams reservoirs)
  - Easements (access, utilities, flooding, navigation)
  - Rights-of-entry, permits, licenses (early access, surveys, environmental investigation)
- **Facilities**
  - Purchase
  - Lease
  - Build-to-suit/turn-key

- **Appraise**
- **Acquire by negotiation or condemnation**

Manage Real Property

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- **3rd-party use of Army & Civil Works properties**
  - Over 60,000 outgrants (lease, easement, license, permit)
    - office space
    - industrial
    - agricultural & grazing
    - fish & wildlife
    - concessions
    - highways
    - utilities
    - National Guard facilities

Manage

- **Asset Management**
  - 24 Million acres of Army property
  - Boundary disputes
  - Annual inspections of marinas, campgrounds and other facilities

Dispose of Real Property

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- ***Army or Civil Works land determined excess***
- ***Partner with General Services Administration***
  - Early coordination
  - Streamlining processes
  - Develop marketing strategies
  - Environmental remediation
- ***BRAC***

  (Generated over $167M sales of Base Realignment and Closure properties since 1989)

Dispose

- ***Transfer of Army or Civil Works properties***
  - Federal agencies
  - Third-party (state, local or private) as directed by Congress

DoD Executive Agent

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- ***Recruiting Facilities Program***
  - Acquire and manage recruiting stations nationwide
  - Offices for the Army, Navy, Air Force and Marine Corps Command
  - More than 6,700 recruiting stations used by over 24,500 recruiters
- ***Homeowner's Assistance Program***
  - Financial relief to displaced military and civilian employees who suffer a loss due to a base closure or realignment

- ***Defense National Relocation Program***
  - Relocation assistance for civilian employees who relocate for the benefit of the government

Contingency Real Estate Support Team

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- Support for overseas contingency operations
  - Operation Desert Storm/Desert Shield
  - Operation Joint Endeavor and Joint Guard (Bosnia)
  - Operation Enduring Freedom

Real Estate Planning Response Team

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- Real estate support for natural and national disasters
- Hurricanes Andrew and Floyd
- Floods

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Residential Communities Initiative

-Renovate existing & construct new family housing units by the private sector

- Develop Management Plan, ground lease and deed preparation

- Norfolk District serves as the Real Estate Program Manager

USACE Real Estate FTE

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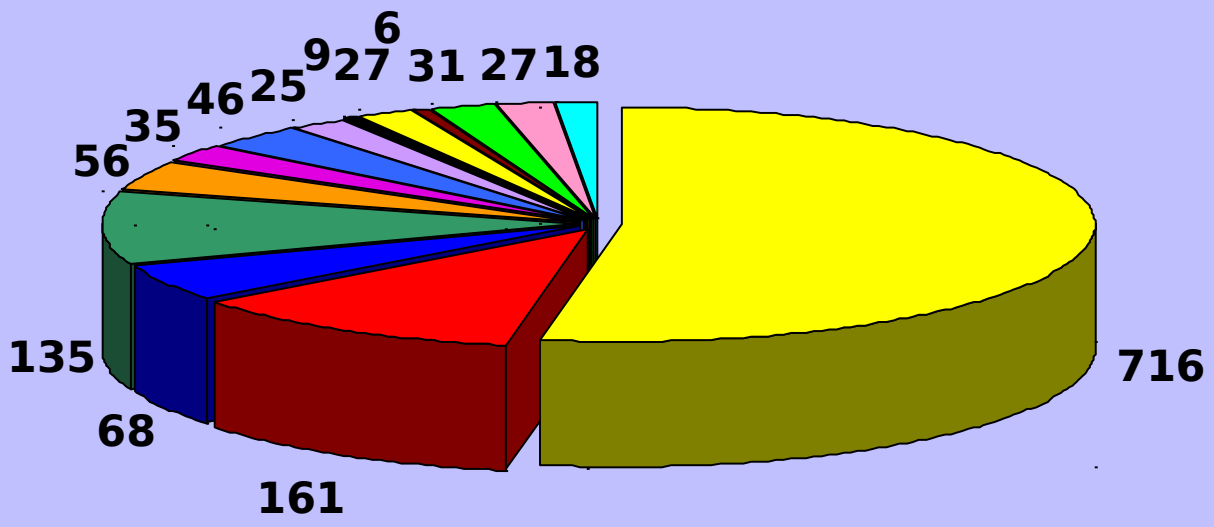
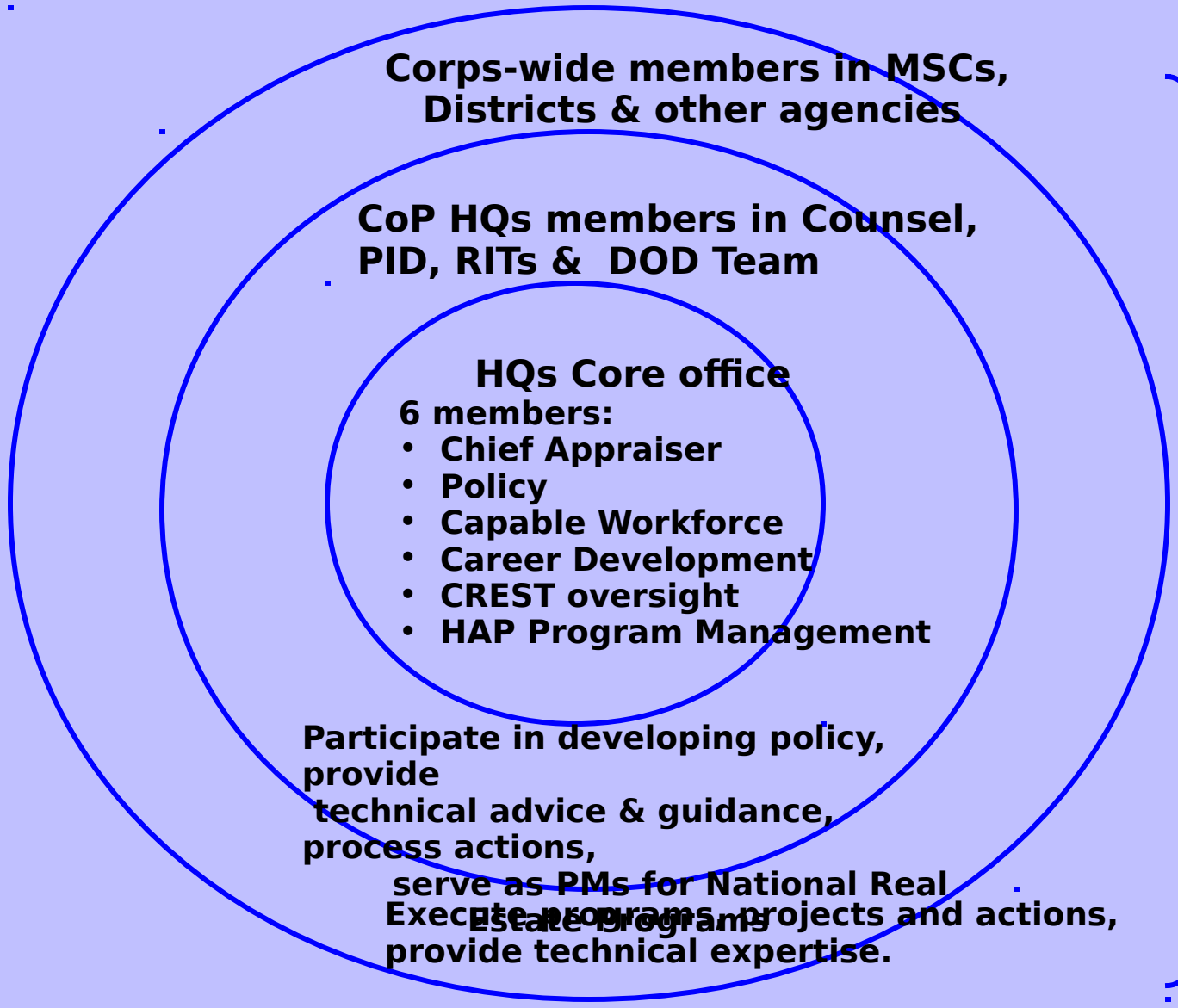
FY 04



Total FTE – 1,360

- Civil -- 716
- Recruiting -- 161
- Army Direct -- 68
- Army Reimbursable -- 1
- Military Reimbursable
- LGH -- 35
- AF Inst Spt -- 46
- BRAC -- 25
- DERP -- 9
- NSA -- 27
- DNRP -- 6
- AG and Timber -- 31
- HAP -- 27
- Reserves -- 18

Community of Practice Organization


Corps-wide members in MSCs, Districts & other agencies
CoP HQs members in Counsel, PID, RITs & DOD Team
HQs Core office
6 members:
• Chief Appraiser
• Policy
• Capable Workforce
• Career Development
• CREST oversight
• HAP Program Management
Participate in developing policy, provide technical advice & guidance, process actions,
serve as PMs for National Real Estate Programs
Execute programs, projects and actions, provide technical expertise.

- Execute the Army's Real Estate Missio
- Maintain th Army's Real Estate exper

12 Sub-CoPs

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Disposal ***Military Acquisition*** ***Appraisal***

Civil Management ***Recruiting*** ***Enhanced Use Leasing***

Planning & Control ***Homeowners Assistance*** ***Leased Govt Housing***

Relocation ***Forestry*** ***RE Systems Nat'l Center***

- Connect interested USACE personnel and others to enhance members' technical skills & capabilities in order to promote personal excellence.
- Support USACE real estate program execution by solving common problems and issues, identifying best practices & lessons-learned.
- Improve, streamline, & promote innovation of USACE business processes, policies, and procedures.
- Communicate…communicate…communicate.

"**Sub-CoP Express**" – RE CoP newsletter published quarterly

Real Estate Focus Areas

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PEOPLE	
National METL	Final draft for technical skills completed; beginning work on leadership and communication skills
TEN / Groove (Yellow pages for Real Estate)	All members of headquarters core CoP have Groove keys; info disseminated to Corps-wide
Real Estate CoP Charter	On-going growth, improvement. Member of HQ cCOP.
Career Program Handbook	On-going growth, improvement.
PROSPECT Course Overhaul	Complete revision of all courses in FY 03. Changed method of selecting instructors. On-going improvements.
CoP Campaign and Diversity Plans	Annual review – update.
Real Estate Awards Program	Woody Berge: RE Professional of the Year;

Real Estate Focus Areas

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PROCESS	
EO 13327 Implementation (PMA)/CW Strategic Plan	OMB named DRE Senior Real Property Officer for USACE Civil Works properties. DRE co-chairs CW Strategic Plan Asset Mgmt Team.
CX for RE AIS	Refining business processes, P2 interface; modernization efforts; developing internal controls
Revise/update all RE ERs & ARs	ERs updated, ECs issued Dec 03 pending final staffing and publication. Three ARs completed.
Balanced Scorecard/FAA	Quarterly Review – update. Annual revision.
CFO Compliance	RM lead – RE community is a key element for corrective actions in preparation for FY 05 audit.

Real Estate Focus Areas

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COMMUNICATION	
Partnering – the other services, GSA, FHWA, IRWA, FRPA, FPA	Tri-service mtgs; joint conferences; corporate memberships; team-teaching
TOP COP emails to RE Community	Monthly and as needed
Official website	Links to Policy; Workforce Dev., etc.
HQs Real Estate Community Mtgs	Monthly
Use of unofficial network	Lessons learned; process sharing
Sub-CoP meetings/conference calls	Added contractors, other agencies
Quarterly & special issue newsletters	Sub-CoP Express; Annual Scorecard
RE CoP Conferences	May 04; November 05
Participation in other CoPs	cCOP, Asset Management CoP, etc